CITY OF CHARLOTTESVILLE

"A Great Place to Live for All of Our Citizens"

Department of Neighborhood Development Services

Module 1 of the Draft Zoning Ordinance

The Department of Neighborhood Development Services is very pleased to be sharing the first module of the new draft zoning ordinance. This section of the draft ordinance includes all of the regulations pertaining to the proposed new zoning districts as well as the zoning map. Many of the goals and strategies of the Comprehensive Plan can be seen in this work, including implementation of the Future Land Use Map. These rules attempt to articulate what it means to "celebrate the unique cultural and historical identity of the city while supporting the potential for a greater variety of housing options and community amenities in all neighborhoods." (Comprehensive Plan: Land Use Vision, page 23).

A few highlights:

- The new zoning districts correspond directly to the land use areas shown on the Future Land Use Map in the Comprehensive Plan. There is a comparison map available on the Cville Plans Together website.
- The Medium Intensity Residential Area from the Future Land Use Map is divided into two proposed zoning districts, the Residential-B (R-B) and the Residential-C (R-C). The R-B allows up to 6 units, the R-C up to 8. Both districts allow greater amounts of housing for developments that are entirely affordable housing (affordable for a household with 60% of area median income).
- There is also an inclusionary zoning policy that requires the inclusion of 10% affordable units in developments of 10 or more homes, in any zoning district.
- All districts include standards related to setbacks, height, building width, lot coverage, and the presence of windows and doors, among others. These standards are designed to promote the integration of new development into Charlottesville's neighborhoods such that it is broadly consistent with existing development patterns and promotes a safe and walkable community.
- The draft ordinance language includes clear rules for measuring and applying these standards so as to clearly articulate the expectations for development in the city.

Please review the draft ordinance and the related materials carefully. We look forward to hearing your thoughts and reactions to these proposed rules at the scheduled community meetings upcoming this month, through our online comment portal, and other engagement opportunities. We are also looking forward to sharing module 2, which is currently in final production, in March and module 3 in April. We encourage you to submit your feedback related to Module 1 prior to March 31, as we will begin revisions in April.

James Freas
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